

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of June 20, 2013

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Steve Oliver, Chairman

James Cron

Stephen Klash

David Darr, Alternate

Jeremy Staab, Alternate

Members Absent:

Kevin Quinn

Corey Hill

Others Present:

Marc Kurbansade, Community Development Director

Charlotte Youngblood, Secretary

Steve Oliver opened the regular meeting of the Zoning Board of Adjustment at 7:00 p.m.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Steve Oliver and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the May 16, 2013 Zoning Board of Adjustments meeting.

Steve Oliver, Chairman, said that Mr. Klash name is misspelled and should be corrected. Mr. Cron said he felt as a point of order one of the people that spoke in favor of a variance at the last meeting was a city council member and it should be noted as so. A motion was made by Stephen Klash to approve the minutes as amended. David Darr seconded the motion. With all voting in favor the motion passed unanimously.

3. Conduct a public hearing and consider the appeal of Dwight Quarles requesting a determination from the Zoning Board of Adjustment from the Code of Ordinances, Chapter 3 Building Regulations, Section 3-9B(2) to allow the use of metal fencing materials on a residentially zoned property. The subject property is located at 2607 Ridgeview Drive, Sachse, more particularly described as Lot 23, Block 6 of the Shepherds Glen 2 Addition.

Marc Kurbansade, Community Development Director, introduced the item. He provided background information explaining that fences constructed of "sheet metal or any other similar material" are prohibited pursuant to Building Regulations. He stated that the Building Official has made the determination that the material proposed is similar to sheet metal and denied his request to use the fencing materials and the decision is being appealed to the Zoning Board of Adjustments. He then presented slides showing the timeline of events, proposed fencing material and location of the subject property. He explained that this request is different in the fact that the applicant is appealing the Building Official's decision.

Stephen Klash made a motion to open the public hearing. James Cron seconded the motion. The motion passed 5-0 with all voting in favor. The public hearing was opened at 7:14 p.m.

Dwight Quarles, 2607 Ridgeview, presented slides showing an example of sheet metal corrugated fencing material also known as a junk yard fence. He then presented slides with his metal fencing product. He explained that he had obtained a patent for this type of fencing in 1994. He said the

fence is a 3 dimensional rolled form steel picket designed to look like a wooden fence. He explained that his fence is made of 24 gauge G90 galvanized steel and is the same materials used in commercial roofing. He said the painted finish has a 35 year warranty by the steel manufacturer and comes in over 30 different colors. He also stated that there are no visible horizontal supports that allow fences to be climbed and the product looks the same on both sides. He showed the board members samples of the fencing materials.

After discussion, Jeremy Staab made a motion to close the public hearing. David Darr seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:26 p.m.

Stephen Klash made a motion to allow the use of metal building fencing materials. David Darr seconded the motion. The motion failed 3-2 with Stephen Klash and James Cron casting the dissenting votes.

There being no further business, Stephen Klash made a motion to adjourn and James Cron seconded the motion. The meeting was adjourned at 7:34 p.m.



Chairperson